

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS, CMTEX, L.L.C. is the owner of a tract of land situated in the J.D. Hawkins Survey, Abstract No. 579, Denton County, Texas and being out of a 98.2029 acre tract conveyed to them by ADAMA, Ltd., and being more particularly described as follows:

BEGINNING at a point for corner in the North line of Eldorado Parkway (FM 2934), a 120 foot wide public right-of-way, at the most Southerly, Southeast corner of Block A of Northridge Phase One, an addition to the City of Frisco, according to the plat thereof recorded in Cabinet S, Page 209, Plat Records, Denton County, Texas;

THENCE North 00°14'21" East, along the most Southerly, East line of said Block A, a distance of 611.99 feet to a 5/8" iron rod with a plastic cap stamped "KHA" found for corner at the beginning of a curve to the right having a radius of 40.00 feet, a central angle of 89°42'31" and a chord bearing and distance of North 45°05'37" East, 56.42 feet;

THENCE Northeasterly along said curve to the right, an arc distance of 62.63 feet to a 5/8" iron rod with a plastic cap stamped "KHA" found for corner in the South line of Block A of Northridge Phase Two, an addition to the City of Frisco, according to the plat thereof recorded in Cabinet U, Page 384, Plat Records, Denton County, Texas;

THENCE North 89°56'52" East, a distance of 968.18 feet to an "X" set for corner in concrete paving in the West line of Teel Parkway, a 120 foot wide public right-of-way, at the Southeast corner of said Block A of Northridge Phase Two;

THENCE South 00°14'21" West, along said West line, a distance of 300.91 feet to a 5/8" iron rod with a plastic cap stamped "KHA" found for corner;

THENCE South 04°03'42" West, along said West line, a distance of 150.00 feet to a 5/8" iron rod with a plastic cap stamped "KHA" found for corner;

THENCE South 00°14'21" West, a distance of 175.0 feet to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner in the transitional right-of-way of said Teel Parkway and Eldorado Parkway;

THENCE South 45°03'26" West, along said transitional right-of-way, a distance of 30.03 feet to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner in the North line of said Eldorado Parkway;

THENCE South 89°53'06" West, along said North line, a distance of 187.77 feet to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner at the beginning of a curve to the left having a radius of 2,915.00 feet, a central angle of 01°12'32" and a chord bearing and distance of South 89°16'50" West, 61.51 feet;

THENCE Westerly, along said curve to the left and said North line of Eldorado Parkway, an arc distance of 61.51 feet to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

THENCE South 88°40'34" West, along said North line of Eldorado Parkway, a distance of 129.14 feet to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner at the beginning of a curve to the right having a radius of 2,815.00 feet, a central angle of 01°12'32" and a chord bearing and distance of South 89°16'50" West, 59.40 feet;

THENCE Westerly along said curve to the right and said North line of Eldorado Parkway, an arc distance of 59.40 feet to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

THENCE South 89°53'06" West, along said North line of Eldorado Parkway, a distance of 539.06 feet to the PLACE OF BEGINNING and containing 651,772 square feet or 14.963 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That CMTEX, L.L.C., a Texas Limited Liability Company, acting here in by and through its duly authorized officers, does hereby adopt this plat designating the herein described property as *NWC ELDORADO & TEEL ADDITION, BLOCK A, LOTS 1 - 7*, an addition to the City of Frisco, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. CMTEX, L.L.C. does herein certify the following:

1. The streets and alleys are dedicated for street and alley purposes.
2. All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
3. The easements and public use areas, as shown and created by this plat, are dedicated to the public use forever for the purposes indicated on this plat.
4. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements if approved by the City of Frisco.
5. The City of Frisco is not responsible for replacing any improvements in, under or over any easements caused by maintenance or repair.
6. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Frisco's use thereof.
7. The City of Frisco and public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance or efficiency of their respective systems in the easement.
8. The City of Frisco and public utilities shall at all times have the full right of ingress and egress to or from the respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity of at any time procuring permission from anyone.
9. All modifications to this document shall be by means of plat and approved by the City of Frisco.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Frisco, Texas.

WITNESS, my hand, this the ____ day of _____, 2010.

BY:

Riad Maso, Manager
CMTEX, L.L.C., a Texas Limited Liability Company

Printed name and title

STATE OF TEXAS §
COUNTY OF DENTON §

Before me, the undersigned, a Notary Public in and for The State of Texas on this day personally appeared Riad Maso, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations herein expressed and in the capacity therein stated.

Given under my hand and seal of office this ____ day of _____, 2010.

Notary Public in and for The State of Texas.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

KNOW ALL MEN BY THESE PRESENTS:

That I, John S. Turner, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Frisco, Texas.

Dated this the ____ day of _____, 2010.

Name, Title & Registration No.

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned, a Notary Public in and for The Stata of Texas on this day personally appeared John S. Turner, R.P.L.S. No. 5310, State of Texas, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this ____ day of _____, 2010.

Notary Public in and for The State of Texas.

Access Easements

The undersigned covenants and agrees that the access easement(s) may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of general public vehicular and pedestrian use and access, and for the Fire Department, Police and emergency use in along, upon and across said premises, with the right and privilege at all times of the City of Frisco, its agents, employees, workmen and representatives having ingress, egress, and regress in, along, upon and across said premises.

Fire Lane Easements

The undersigned covenants and agrees that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a fire apparatus access road in accordance with the Fire Code and City standards and that he (they) shall maintain the same in a state of good repair at all times in accordance with City Ordinance. The fire lane easement for the fire apparatus access road shall be kept free of obstructions in accordance with City Ordinance. The maintenance of pavement in accordance to City Ordinance of the fire lane easements is the responsibility of the owner. The owner shall identify the fire apparatus access road in accordance with City Ordinance. The Chief of Police or his/her duly authorized representative is hereby authorized to cause such fire lane and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

Street Easements

The area or areas shown on the plat as "Street Easement" are hereby given and granted to the City of Frisco (City), its successors and assigns, as an easement to construct, reconstruct, operate, repair, re-build, replace, relocate, alter, remove and perpetually maintain street and highway facilities, together with all appurtenances and incidental improvements. in, upon and across certain real property owned by Grantor. Appurtenances and incidental improvements include, but are not limited to, curbs, gutters, inlets, aprons, traffic signs with or without attached flashing lights, guard rails, sidewalks, buried conduits, buried City utilities, and underground franchise utilities. Street Easements shall remain accessible at all times and shall be maintained by the Owners of the lot or lots that are traversed by, or adjacent to the Street Easement. After doing any work in connection with the construction, operation or repair of the street and highway facilities, the City shall restore the surface of the Street Easement as close to the condition in which it was found before such work was undertaken as is reasonably practicable, except for trees, shrubs and structures within the Street Easement that were removed as a result of such work.

Notice: A conveyance plat is a record of property approved by the City of Frisco, Texas, for the purpose of sale or conveyance in its entirety or interest thereon defined. No building permit shall be issued nor permanent public utility service provided until a final plat is approved, filed of record and public improvements accepted in accordance with the provisions of the Subdivision Ordinance of the City of Frisco. Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.

CERTIFICATE OF APPROVAL

Approved this ____ day of _____, 20__ by the Planning & Zoning Commission of the City of Frisco, Texas.

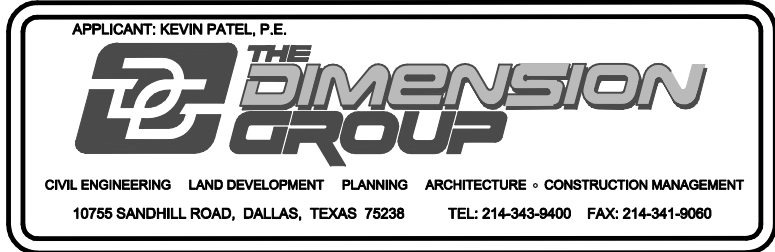
Planning & Zoning Commission Chairperson

Planning & Zoning Commission Secretary

City Secretary

NOTES:

- 1) All monuments labeled as "SET 1/2" I.R." are 1/2" iron rods with a yellow plastic cap marked "RPLS 5310".
- 2) No lot to lot drainage will be permitted.
- 3) Basis of bearings for this plat is the Southern most line of Block A, Northridge Phase 1 (South 89°52'30" West), recorded in Cabinet S, Page 209, Plat Records, Denton County, Texas.
- 4) Any structure new or existing may not extend across new property lines.
- 5) No Floodplain exists on the site.
- 7) I.R. = Iron Rod
- 8) D.R.D.C.T = Deed Records, Denton County, Texas
- 9) P.R.D.C.T = Plat Records, Denton County, Texas



Owners Contact: Riad Maso
CMTEX, L.L.C., 4605 Frankford Road, Dallas, Texas 75287 (972) 352-3110
Job No.: R-980CP2-10 | Drawn by: *ard* | Date: 03-05-10 | Revised:
"A professional company operating in your best interest"

CONVEYANCE PLAT
CITY PROJECT NO. PSPCP10-0002
NWC ELDORADO & TEEL ADDITION
BLOCK A, LOTS 1 - 7
14.963 ACRES OF LAND
(651,772 SQUARE FEET)

PART OF THE J.D. HAWKINS SURVEY
ABSTRACT NO. 579
CITY OF FRISCO, DENTON COUNTY, TEXAS
Preparation Date: 03-05-10